

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

May 24, 2022
6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82508284590?pwd=c1B2SVVnT1BzRmUmZ2dJ0YVlsZz09>

Meeting ID: 825 0828 4590

Passcode: 822791

Dial by Phone: (669) 900-9128

Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod
Kate Spencer (Interim Director)

Directors Present:	Suzanne Roth Ellen Anderson Kate Spencer	Board President Board Treasurer Interim Board Director
Directors Absent:	Matt Zubrod James Anderson	Board Director Board Secretary
Property Manager Present:	Megan Rodman	ARA, Property Manager
Owners Present:	Laura & Matt Issac Kristine Tracz	Lot 003 Lot 001

1. CALL TO ORDER

Director Suzanne Roth called the meeting to order at 6:35 p.m.

2. APPROVAL OF MAY 24, 2022 AGENDA

The Board considered approving the agenda for this meeting – May 24, 2022.

Items added to the agenda:

- None.

Director Suzanne Roth moved to approve the May 24, 2022 Agenda; Director Ellen Anderson seconded. Motion Passed.

3. APPROVAL OF APRIL 12, 2022 MEETING MINUTES

The Board Directors reviewed the April 12, 2022 draft meeting minutes.

Director Suzanne Roth moved to approve the April 12, 2022 draft meeting minutes as presented, seconded by Director Kate Spencer. Motion Passed.

4. HOMEOWNER COMMENTS

The Board opened up discussion for items not on the Agenda, brought forth by present homeowners. Homeowners had three (3) minutes maximum per item.

- None.

5. BOARD COMMENTS

The Board opened up discussion for items not on the agenda.

- Ellen would like new contact information for the management company.
- New set of keys for at least one Board Member to have to the Clubhouse.

6. MANAGEMENT REPORT

Board Actions:

- Director Suzanne Roth moved and Director Kate Spencer seconded to approve the waiver of ROFR for Lot 64. Motion Passed.
- Director Suzanne Roth moved and Director Kate Spencer seconded to approve the waiver of ROFR for Lot 70. Motion Passed.

Updates:

- Edward Jones Account set-up status – account has been activated. Current term is for 1 year at 2%.
- Lot 19 – violated agreement not to park on lawn, twice within the given deadline of 05/31/2022. Account has been turned over to legal counsel/ collections with two additional fines of \$500.00.
- Increase in Management Fees – Diane Spicer
- Clean up – should be finished by end of day tomorrow
- Lot 03 – Complaint about garden bed and installation of pavers
 - Gondola has been moved. ACC application is needed for the installation of pavers.
- Lot 18 – emailed Renter/ Roommate form
- Lot 76 – update on the delinquent account

- Lot 88 – concerns about approval permits for construction of new home, homeowner has responded. Ask County what was approved and if the work being done is as approved. Ask legal counsel if it would be considered a new home. Ask County what is considered a new home.

Violations:

- Lot 22: Article VI Section 8: Motor Vehicles (Hearing on 6/14/22)
- Lot 32: Article VI Section 17: Maintenance of Space (CURED)
- Lot 54: Article VI Section 54: Maintenance of Space (check after Annual cleanup)
- Lot 60: Article VI Section 60: Maintenance of Space (Owner replied and cleaned property)
- Lot 69: VI Section 17: Maintenance of Space (cure by 6/6/22)
- Lot 98: Article VI Section 17: Maintenance of Space (check after Annual cleanup)

7. **NEW BUSINESS**

The Board discussed the following topics:

- Lot 11.5 – Renter/Roommate Form
 - Director Suzanne Roth moved and Director Kate Spencer seconded to approve the Renter/Roommate Form for Lot 11.5. Motion Passed.
- Lot 67 – Renter/Roommate Form
 - Director Suzanne Roth moved and Director Ellen Anderson seconded to approve the Renter/Roommate Form for Lot 67. Motion Passed.
- Discussion on allowing dogs in Aspen Village
 - Director Suzanne Roth discussed with the Board the possibility of exploring the removal of the rule not allowing dogs in Aspen Village.
- Update on the Gerbazdale - Rio Grande trail connection
 - Currently working through the permitting application process. Construction is planned for next year.
- Management fees and workload
 - Look into Transfer Fee to be given back to HOA for selling of home.
 - Look into fees being paid to Molly.
 - Director Suzanne Roth moved and Director Ellen Anderson seconded, to approve the increase in management fees to \$3,000.00 a month with the provision of time sheets for hours worked provided by next months meeting on June 14, 2022. Motion Passed.
- Community potluck
 - Director Kate Spencer would love to organize a potluck for the HOA. Projected date for on August 6, 2022.

8. **OLD BUSINESS**

The Board discussed the following topics:

- Spring Newsletter review – well received

- Send Suzanne a PDF to advertise new Aspen Village website

ACC Report

- The ACC had a meeting scheduled for May 10, 2022 to review two applications submitted by Lots 001 and Lot 071, but quorum was not met.
- Lot 002 has signed the waiver of a 30-day notice. ACC has been notified.

9. ADJOURNMENT

Director Suzanne Roth moved and Director Ellen Anderson seconded to approve adjournment of the Board Meeting at 8:51 PM MST. Motion Passed.

The next Aspen Village Board Meeting will be on **Tuesday, June 14, 2022** via Zoom.